

PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR
THE BLUFFS AT TWO CREEKS HOMEOWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Bexar§

1. Name of Subdivision: Bluffs at Two Creeks
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: The Bluffs at Two Creeks Homeowners Association, Inc.
4. Recording Data for Association: Two Creeks Unit 2 Plat Maps are recorded in Volume 9567, Pages 6265.
5. Recording Data for Declaration and any amendments: Two Creeks Master Declaration of Covenants, Conditions, Easements and Restrictions are file under Document No. 20050270647

The Bluffs at Two Creeks Homeowners Association, Inc. Declaration of Covenants, Conditions, Easements and Restrictions for Unit 2 are filed under Document No. 20060041569

The Bluffs at Two Creeks Homeowners Association, Inc. Articles and Bylaws are filed under Document No. 20060154840

The Bluffs at Two Creeks Homeowners Association, Inc. Certificate of Annexation and Supplemental Declaration for Unit 4 are filed under Document No. 20070096944

The Bluffs at Two Creeks Homeowners Association, Inc. Resolution of the Board of Directors of Operation of Motorized Vehicles are filed under Document No. 20090131821

The Bluffs at Two Creeks Homeowners Association, Inc. Certificate of Annexation and Supplemental Declaration for Unit 8 are filed under Document No. 2010185746

The Bluffs at Two Creeks Homeowners Association, Inc. Documents for Retention, Access, Production and Copying Policies are filed under Document No. 20110218281

The Bluffs at Two Creeks Homeowners Association, Inc. Collection Policy and Payment Plan Guidelines are filed under Document No. 20110218278

The Bluffs at Two Creeks Homeowners Association, Inc. Certificate of Annexation and Supplemental Declaration for Unit 6A are filed under Document No. 20120020237

The Bluffs at Two Creeks Homeowners Association, Inc. Certificate of Annexation and Supplemental Declaration for Unit 6B are filed under Document No. 20130030964

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

The Bluffs at Two Creeks Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20190027909.

The Bluffs at Two Creeks Homeowners Association, Inc. Violation Fining Resolution is filed under Document no. 20210158837.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY

PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 1st day of November, 2021.

The Bluffs at Two Creeks Homeowners Association, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

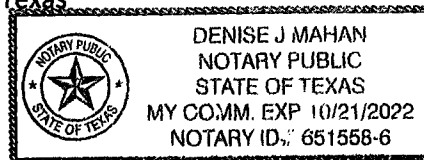
County of Bexar §

This instrument was acknowledged and signed before me on 1st
November, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of The Bluffs at Two Creeks Homeowners Association, Inc., on behalf of said association.

Denise J Mahan
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/4/2021 8:32 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk